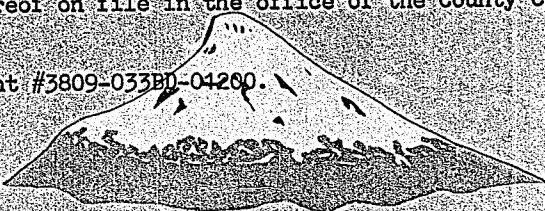


KNOW ALL MEN BY THESE PRESENTS, That VIRGIL KEELER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID LATOURETTE and PAMELA LATOURETTE, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 4 and 5 in Block 14 of INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3809-033BD-04200.



MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except all those of record and those apparent upon the land, if any, as of the date of this deed and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 5,500.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 21st day of December, 1988, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Virgil R. Keebler VIRGIL KEELER

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, December 21, 1988. Personally appeared the above named VIRGIL KEELER

STATE OF OREGON, County of Klamath, 1988. Personally appeared and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and acknowledged the foregoing instrument to be his voluntary act and deed. Before me: Kristi G. Fidd Notary Public for Oregon My commission expires: 11/16/91

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. Before me: Notary Public for Oregon My commission expires:

VIRGIL KEELER 2440 Reclamation R. Falls, OR 97601 GRANTOR'S NAME AND ADDRESS

DAVID LATOURETTE and PAMELA LATOURETTE 2340 Auburn Klamath Falls, OR 97601 GRANTEE'S NAME AND ADDRESS

After recording return to: SAME AS GRANTEE NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address: SAME AS GRANTEE NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 21st day of Dec., 1988, at 2:59 o'clock P.M., and recorded in book M88 on page 21731 or as file/reel number 95183. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk Recording Officer B. Pauline Mullendore, Deputy

SPACE RESERVED FOR RECORDER'S USE

Fee \$8.00

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY